



**FOR LEASE**

Eastside Junction

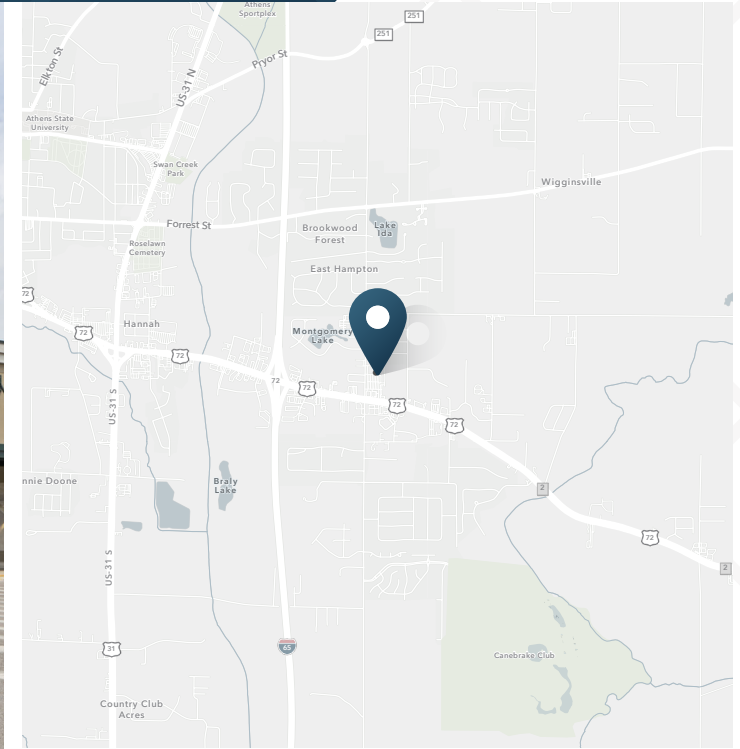
22031 US Highway 72 | Athens, AL 35613





# Eastside Junction

22031 US Highway 72 | Athens, AL 35613



**FOR LEASE**

Up to 2,635 SF

Available (Divisible)

79,675 SF

GLA

## ABOUT THE PROPERTY

- 79,675 SF Publix-anchored center with complimentary mix of tenants
- Conveniently located on Highway 72 East (Lee Highway) with easy access to I-65
- Strong incomes in immediate area with \$100K in one-mile radius of center

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,569	18,074	42,053
Average HH Income	\$158,275	\$121,961	\$115,670
Total Daytime Population	4,354	23,916	44,829

Year: 2024 | Source: Esri

## TENANTS INCLUDE



## CONTACT

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## MANAGED BY



**INLAND COMMERCIAL  
REAL ESTATE SERVICES LLC**

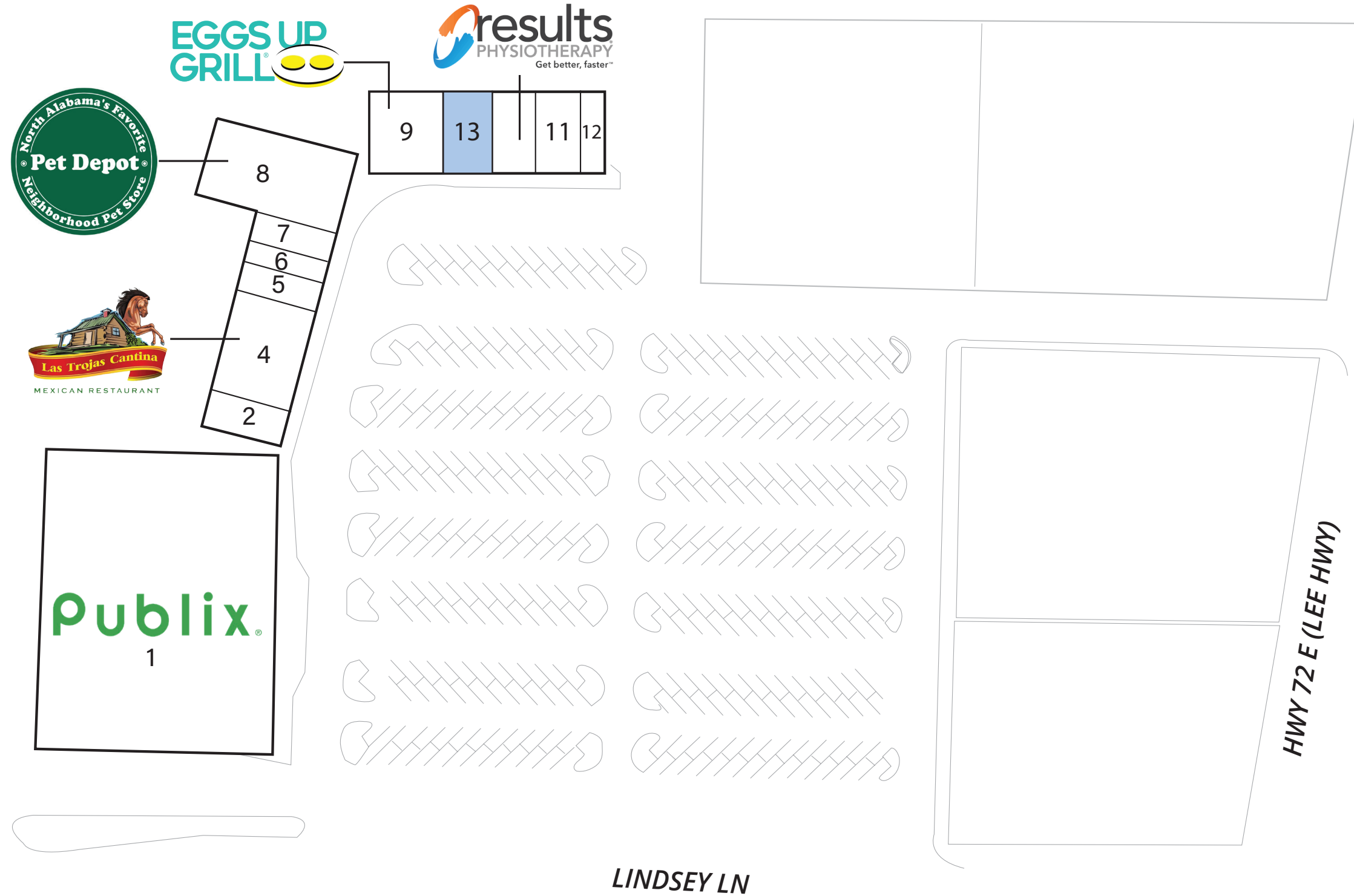


# Athens Trade Area

Athens, AL







TENANT ROSTER		
UNIT	TENANT	SF
1	Publix	45,600 SF
2	LifeSouth Community Blood Center	1,595 SF
4	Las Trojas Mexican Restaurant	5,810 SF
5	SEC Dentistry - Athens	1,600 SF
6	Cuts by Us	1,200 SF
7	Solar Nail	1,820 SF
8	Pet Depot	8,400 SF
9	Eggs Up Grill	4,200 SF
10	Results Physiotherapy	2,500 SF
11	1st Franklin Financial	2,625 SF
12	Classic Cleaners	1,365 SF
13	AVAILABLE	2,960 SF (DIVISIBLE)



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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2024 Estimated Population	2,569	18,074	42,053
2029 Projected Population	2,722	19,450	45,393
Proj. Annual Growth 2024 to 2029	1.16%	1.48%	1.54%

### Daytime Population

	1 mile	3 miles	5 miles
2024 Daytime Population	4,354	23,916	44,829
Workers	3,004	14,311	21,589
Residents	1,350	9,605	23,240

### Income

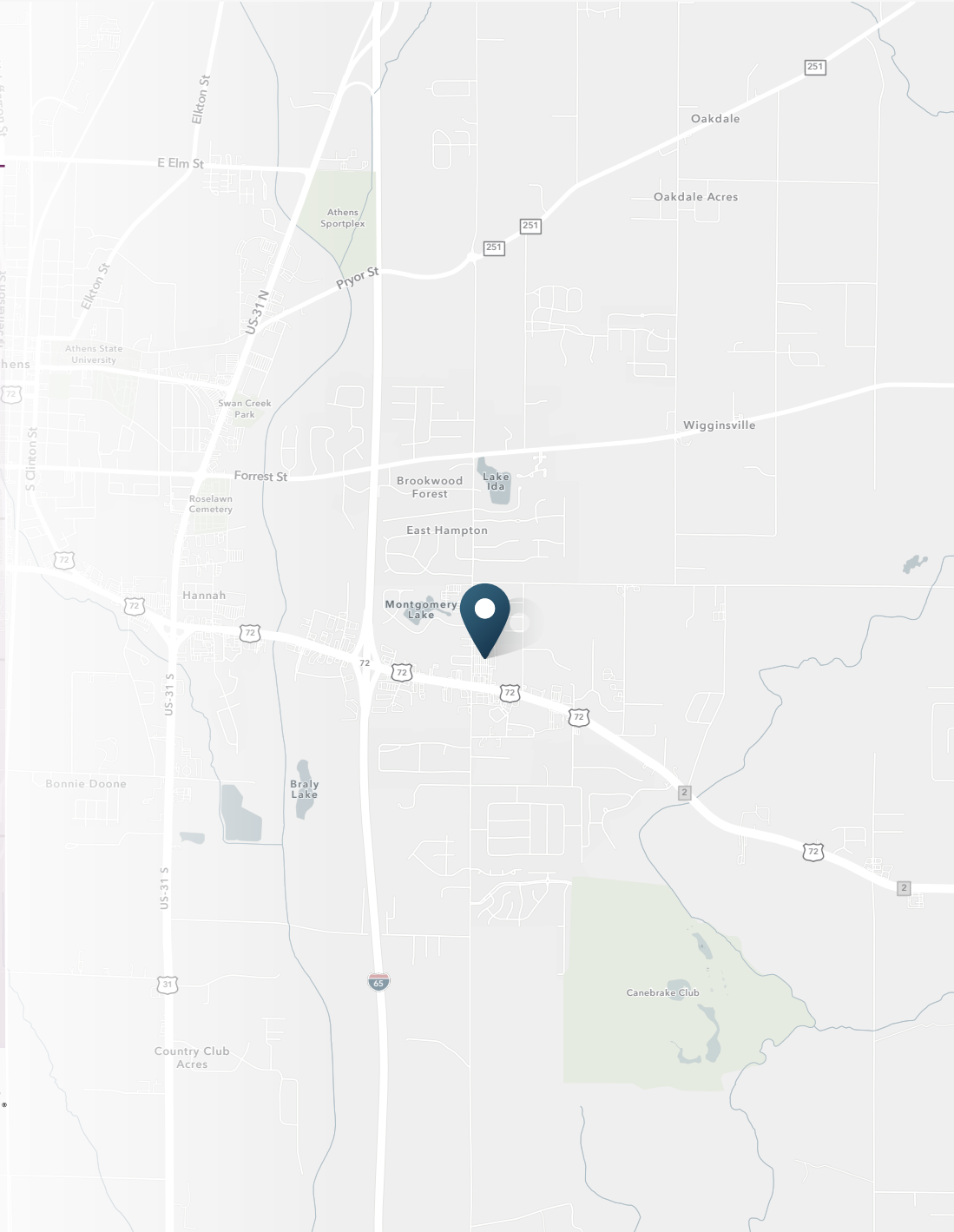
	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$158,275	\$121,961	\$115,670
2024 Est. Median Household Income	\$115,318	\$83,695	\$81,545

### Households & Growth

	1 mile	3 miles	5 miles
2024 Estimated Households	995	7,596	16,985
2029 Estimated Households	1,050	8,145	18,278
Proj. Annual Growth 2024 to 2029	1.08%	1.41%	1.48%

### Race & Ethnicity

	1 mile	3 miles	5 miles
2024 Est. White	80%	71%	70%
2024 Est. Black or African American	11%	16%	16%
2024 Est. Asian or Pacific Islander	2%	2%	1%
2024 Est. American Indian or Native Alaskan	0%	1%	1%
2024 Est. Other Races	8%	11%	12%
2024 Est. Hispanic (Any Race)	4%	8%	10%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

# Eastside Junction

3452 Lowery Parkway | Athens, AL 35068



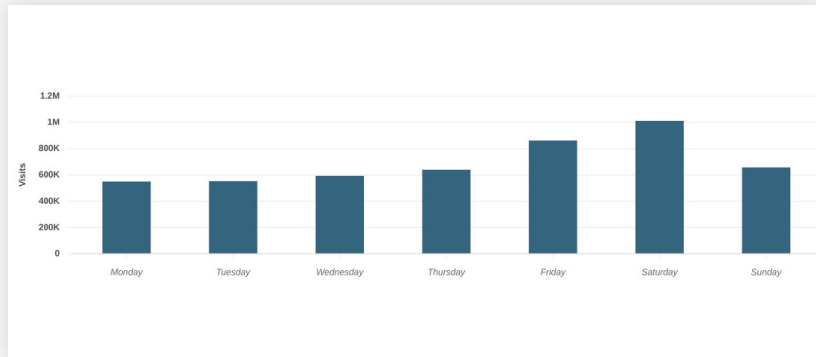
## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

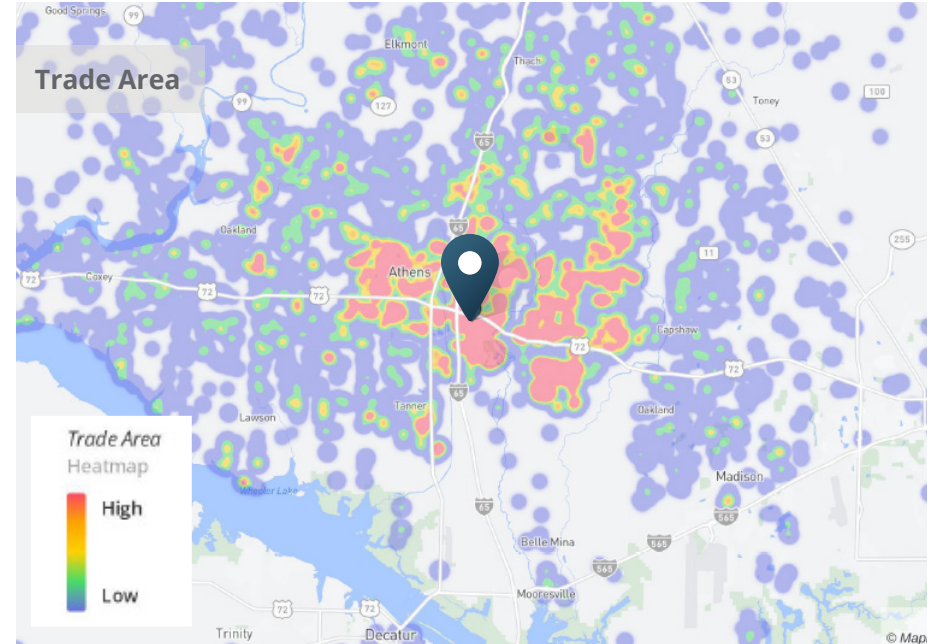
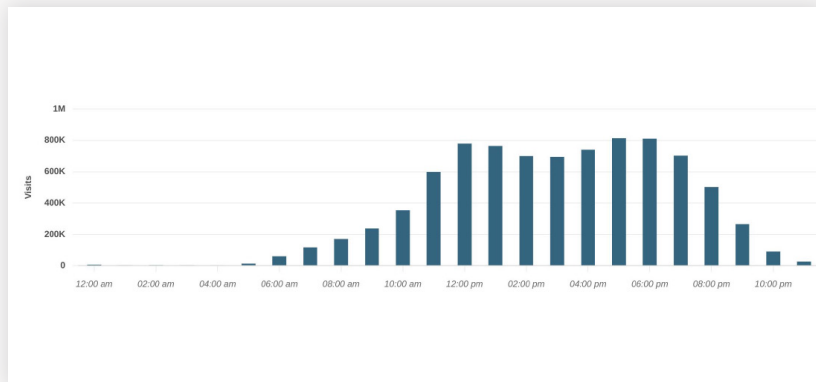
08/01/2023 - 07/31/2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
169.6K	1.2M	7.2

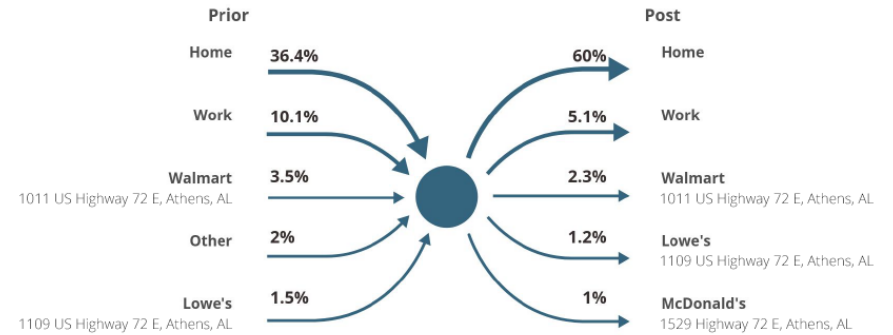
### Daily Visits



### Hourly Visits



### Customer Journey



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